

Property Address:
6343 NE 65th Street
Seattle, WA 98115

Property Owner:
City of Seattle

Assessor's Tax Parcel #:
240950-0021

Legal Description:
THAT PORTION OF THE EVERGREEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 66, IN KING COUNTY, WASHINGTON, SAID TRACT BEING ACQUIRED BY THE WAR DEPARTMENT THROUGH KING COUNTY SUPERIOR COURT CAUSE NUMBER 388, AND TOGETHER WITH THAT PORTION OF VACATED NORTHEAST 65TH STREET AND UNNAMED STREET IN SAID ADDITIONS AS VACATED BY CITY OF SEATTLE ORDINANCE NUMBER 71498, BOUNDED BY THE FOLLOWING DESCRIPTION, WHICH ATTACHES BY OPERATION OF LAW: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2 OF SAID EVERGREEN ADDITION; THENCE NORTH 00°48'49" WEST ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 239.39 FEET TO THE NORTH LINE OF SAID ADDITION, BEING THE SAME AS THE SECTION LINE COMMON TO SECTIONS 2 AND 11, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE NORTH 89°35'06" WEST ON SAID SECTION LINE A DISTANCE OF 349.10 FEET; THENCE SOUTH 00°41'00" WEST A DISTANCE OF 239.34 FEET TO THE SOUTH LINE OF BLOCK 4 IN SAID ADDITION; THENCE SOUTH 89°35'06" EAST ON THE SOUTH LINE OF BLOCKS 4, 3 AND 2 IN SAID ADDITION, A DISTANCE OF 355.36 FEET TO THE POINT OF BEGINNING.



Lessee and Project Owner:
Low Income Housing Institute (LIHI)
2407 1st Avenue South - Suite 200
Seattle, WA 98121
Contact: Duke Vivian
dukevivian@lihi.org

Applicant / Architect:
Karen DeLucas
Karen DeLucas Architecture
karen@karendelucas.com
206-799-8748

**Early Design Guidance
Pre-Conference Meeting**
August 7, 2019

Early Design Guidance #: 3034895-EG

Sand Point Cottage Community

The proposed village with include 3 studio (288 SF + loft) and 19 one-bedroom cottages (384 SF + loft) with kitchenettes, bathrooms, sleeping and living areas. Each cottage will house one or two people. In addition to the cottages, we will build a Common House that will include office space for a Case Manager who will help the residents access needed resources and social services. The Common House will also include space for recreation and socialization, a laundry room, kitchen, bathroom, and computer lab. Secure bike parking and a community garden will be provided.

Sand Point Cottage Community (SPCC)is an innovative program to provide supportive housing for homeless working people using modules constructed offsite by students in various building trades training programs. We have chosen this project at this time because of the continued demand for safe, decent, affordable housing for homeless working individuals and small families. The target populations are low income working people exiting homelessness. According to the 2018 King County All Home Point-in-Time Count of person's experiencing homelessness, 20% of the homeless people counted were employed. Because of the high cost of housing in Seattle, people earning at or near minimum wage cannot afford market rate housing. Lack of affordability, coupled with obstacles to stability, such as physical and mental health issues, divorce, domestic violence, drug and alcohol dependency, language barriers, and others can lead to chronic homelessness. This project will not only provide affordable housing but also case management and community involvement to support employed homeless individuals and couples to become more financially stable and self-sufficient.

SPCC’s larger goal is to demonstrate both a) the feasibility of developing an affordable cottage community for employed persons exiting homelessness and b) the viability of using modules produced by students as part their building trades training for replication elsewhere in Seattle and other communities in Washington.

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Low Income Housing Institute (LIHI)
Sand Point Cottage Community
6343 NE 65th Street - Seattle, WA 98115

Sand Point Cottages Community Meeting Minutes

August 12, 2019
6:30pm - 8:00pm

Santos Place
Community Room
6940 62nd Ave NE
Seattle, WA 98115

Call to Order and Introductions

Presentations

Background and Context - Rep. Frank Chopp

- Introduction of project - shares his decade long investment in the concept of affordable workforce housing on this site
- Emphasizes the need for workforce housing that is affordable in order to provide housing options within the City
- Introduces partnership with Seattle Conservation Corps (SCC) and FareStart - these organizations will refer residents that are currently in their programs

Project Overview - Duke Vivian, Sand Point Cottages Project Manager (LIHI)

- Emphasizes that this is an innovative project
 - Cottage community on city-owned land
 - Workforce affordable housing is rare
 - Cottages will be constructed as modules and assembled on site
- Introduces the curriculum component of the project
 - Cottages will be built by students to act as an educational experience
 - LIHI is currently working with local trade schools to develop a curriculum
- Prototype is expected onsite by New Years Eve
- Explains that this can act as a demonstration project that is replicable around the state, and if successful could act as a state-wide approach to the affordable housing crisis

Cottage Design and Site Plans - Karen DeLucas, AIA, Cottages Architect

- Introduces herself and shares her background
 - Previously worked for Ross Chapin Architects designing cottages
- Discusses site plan and design of cottages
 - Shares examples of her previous work that is already constructed

Public Comment

Will there be a loft? How will the loft be accessed?

- Karon says yes, there will be a loft. There are many options for accessing the loft being considered including ladder like stairs and stairs built out of cabinetry.

How will the kids get to school?

- Many community members agree that they will most likely walk to school along Radford Court or take some of the trails.

Will the cut-de-sac off 65th street be accessible?

- Duke mentions that he expects limited traffic impacts as many residents will not have cars. Rep. Frank Chopp points out that there is a fence between the two locations that will stay.

Three community members bring up the demand for crosswalks in the area.

- Community member points out that crosswalks are limited as is, and the cottage community is on a very busy street. Adding more crosswalks is a "suggestion and adamant request"
- Rep. Frank Chopp mentions that the team will pursue the idea, but this is something that requires advocacy towards the City.

Community member brings up the need for increased community services and programming in Magnuson Park. She believes a community organization should form to manage Magnuson rather than the Parks department.

- Rep. Frank Chopp mentions that the cottage community will support the larger community in terms of advocacy for community resources.

What supportive services will be offered?

- Duke explains there will be a resident manager that lives on site and a case manager (LIHI has not yet determined how part time this employee will be). There will also be a community space that includes services like laundry.

What will the rent be? What population will be served?

- The resident population will be referred by SCC and FareStart. Rep. Frank Chopp mentions that these are both organizations that benefit the public as well as their clients.
- Rent will be 40% AMI as the maximum income. This restriction is determined by LIHI. Duke mentions that there are no subsidies for the operation costs, only capital, so rent will have to cover operations.

Why will there be case management? What are the benefits?

- Duke explains that case management can help with trauma. He says that LIHI will develop an operating plan with more information.

- Employee at SCC introduces the organization and shares why she believes a case manager on site will be helpful although this is permanent housing.
 - SCC works with around 65 homeless adults each year a program that provides them with 40 hours of work each week for a year.
 - Case managers often provide stability and can aid in eviction prevention and money management.

Community member mentions the \$2.6M renovation in progress for the community center. She refers to the previous point made for the need for increased programming, and mentions that there is a demand for increased funding. She is working with Seattle Parks and Recreation.

- Rep. Frank Chopp agrees.

Can residents stay after they complete the program with SCC or move on from FareStart?

- Yes, there is no limit to their stay as this is meant to be permanent housing.

Rep. Frank Chopp shares that cottages aren't a new concept to Seattle. He gives examples of past cottages in South Lake Union and the University District.

Rep. Gerry Pollet expressed appreciation for the design and complimented Karen. He said "People will be very happy to see the design and schematics." He shares advice to add photos on the perimeter fence while the site is under construction. This will give the community a source of excitement for what's to come, and be attractive for passerbyes.

Community member requests site plans and photos to share with her neighbors and include in a community newsletter.

- LIHI agrees to increase community outreach presence.

What will the building process be like in terms of time and noise?

- Duke responds that LIHI is in the process of developing a curriculum for construction. The schedule of construction is flexible as this is student driven.

Closing Comments

Duke and Rep. Frank Chop thank the community for coming out.

Sign in sheet at
Community Meeting 8/14/19

Lhorna Murray
Carol Valdrighi
Gerry Pollet (46th Dist.)
Alex Pedersen
Dane Wright
Gabrielle Gerhard
Alan Castle
Chandra Hampson
Nigel Weiss
Matt Faller
Becca Finkes
Aisaya Corbray
Ruth Blaw
Allson Darcy
Stephen Plotz
Josh Castle
Brad Gerber
Spencer Ceballos
Naomi See

Community Engagement

MPAC Presentation (6/11/19) Magnuson Park Advisory Committee (MPAC)

Rep. Frank Chopp and LIHI introduced the project to the Magnuson Park Advisory Committee (MPAC) which is comprised of a diverse group of stakeholders. This presentation highlighted how this project relates back to the original plan for Magnuson Park to include workforce housing.

MPAC Presentation (7/10/19)

Rep. Frank Chopp, LIHI, and project architect Karen DeLucas presented the project site plan and cottage design. LIHI received committee members' input, advice, and support.

Neighborhood Canvassing (7/30/19-7/31/19)

LIHI distributed 500 flyers informing about the project and community meeting to residences within a 500 foot radius of the site and beyond, posted the flyers at 10 businesses and other venues frequented by the public within a half mile radius of the site, and emailed the flyer and project information to other neighbors, local community groups, organizations, and businesses.

Community Meeting (8/14/19)

LIHI organized and hosted a public community meeting at Santos Place that included a project overview and public comment. Rep. Frank Chopp, Project Architect Karen DeLucas, and LIHI Project Manager Duke Vivian presented. It was attended by 46th District Rep. Gerry Pollet, MPAC Chair Gabrielle Gerhard, Alex Pederson, Carol Valdrighi, Alan Castle, and other neighbors, community members, and stakeholders.

Future Outreach

LIHI will continue to meet and present with neighbors, local community groups, organizations, and businesses at pre-existing meetings or at individualized presentations by request.

Flyer for Community Meeting 8/14/19

Sand Point Cottage Community



Community Meeting:

August 14th
6:30 - 8 pm

Santos Place

Community Room
6940 62nd Ave NE,
Seattle, WA 98115

Enter from around back of building.
Signage will be posted.



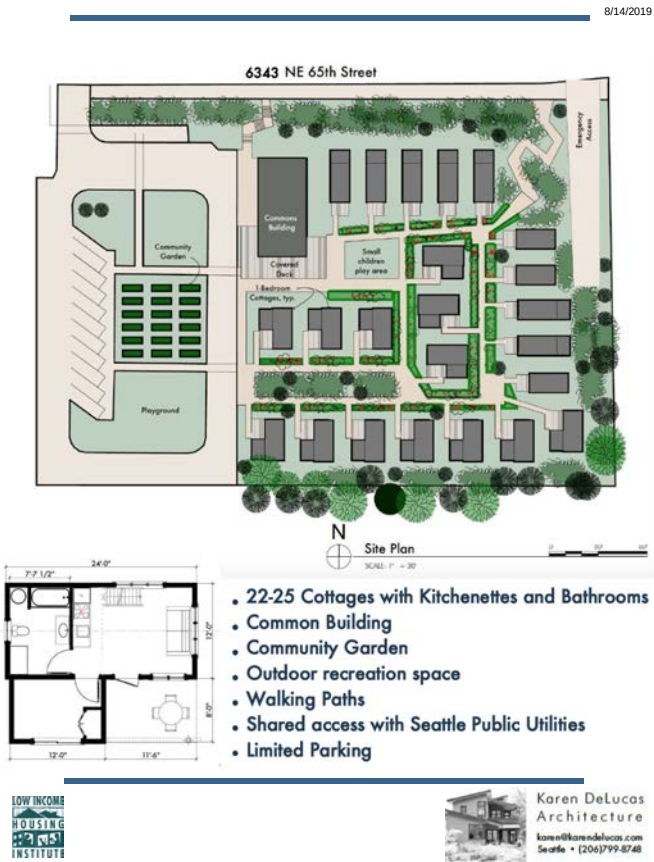
For more information please contact Josh Castle at phone: 206-957-8067
email: josh.castle@lihi.org or visit www.lihi.org.

Proposal

- Provide 22-25 studio and one-bedroom cottages in a residential village community
- Provide long-term workforce housing for persons and families employed at low income wages
- Cottage modules to be built off-site by students training in construction trade programs



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Conclusion:
There was broad, positive
support in the community
for this project.

EDG

Outreach

2-02

1/6/20

LEGAL DESCRIPTION

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BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2 OF SAID EVERGREEN ADDITION;
 THENCE NORTH 00°48'49" WEST ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 239.39 FEET TO THE NORTH LINE OF SAID ADDITION, BEING THE SAME AS THE SECTION LINE COMMON TO SECTIONS 2 AND 11, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
 THENCE NORTH 89°35'06" WEST ON SAID SECTION LINE A DISTANCE OF 349.10 FEET;
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BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

REFERENCES

R1. EVERGREEN ADDITION TO THE CITY OF SEATTLE, VOL.12, PG.66
 R2. EDGE 0 TOWNE, VOL.48, PG.65
 R3. RECORD OF SURVEY REC. NO. 20070801900015
 R4. RECORD OF SURVEY REC. NO. 7910229008

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN NOVEMBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.

2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).

4. SUBJECT PROPERTY TAX PARCEL NO. 2409500021

5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 84,588 S.F. (1.94 ACRES)

6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	ASPHALT SURFACE		REBAR & CAP (SET)
	BOLLARD		SEWER LINE
	BUILDING		SEWER MANHOLE
	CENTERLINE ROW		SIGN (AS NOTED)
	CLEANOUT		STORM MANHOLE
	CULVERT PIPE		STORM DRAIN LINE
	CONCRETE SURFACE		TELEPHONE MANHOLE
	RETAINING WALL		TREE (AS NOTED)
	FENCE LINE (CHAIN LINK)		UTILITY LINE
	FENCE LINE (WOOD)		WATER LINE
	FIRE HYDRANT		WATER METER
	GAS LINE		WATER VALVE
	INLET (TYPE 1)		
	LIGHT POLE		
	NAIL AS NOTED		
	MONUMENT IN CASE (FOUND)		
	POWER SENTRY		
	POWER MANHOLE		
	POWER (UNDERGROUND)		
	POWER VAULT		

ABBREVIATIONS

CLF	CHAIN LINK FENCE
CRW	CONCRETE RETAINING WALL

VICINITY MAP

N.T.S.

TOPOGRAPHIC & BOUNDARY SURVEY

SCHEDULE B ITEMS

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: NCS-968190-WA1, WITH AN EFFECTIVE DATE OF JUNE 26TH, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

12. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: DECEMBER 31, 1975
RECORDING NO.: 7512310378
THE ABOVE INSTRUMENT CONTAINS A RESERVATION IN FAVOR OF THE UNITED STATES OF AMERICA, OF ALL COAL, OIL, GAS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE SAME.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 27, 1977 AS 7705270699 OF OFFICIAL RECORDS.
(NOT PLOTTED, DOCUMENT ILLEGIBLE)

13. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: APRIL 24, 1998
RECORDING NO.: 9804240453
(NOT PLOTTED, BLANKET IN NATURE)

The survey map shows a rectangular area bounded by NE 65th St to the north, NE 61st St to the south, and 65th Ave NE to the east. The western boundary is defined by bearings and distances: N 00°14'28" E 286.25', N 00°14'28" E 284.59', and N 00°25'26" E 1055.32'. The northern boundary of NE 65th St is N 88°26'52" W 794.97'. The eastern boundary of NE 65th St is N 88°26'52" W 349.10'. The southern boundary of NE 65th St is N 88°30'34" W 1320.84'. The western boundary of NE 64th St is N 88°33'53" W 655.18'. The eastern boundary of NE 64th St is N 88°33'53" W 665.25'. The southern boundary of NE 64th St is N 88°33'53" W 665.25'. The eastern boundary of NE 61st St is N 88°33'53" W 665.25'. The map includes 10 lots along NE 64th St, numbered 1 to 10 from west to east. Survey markers include 'FOUND MON IN CASE BRASS PIN, DOWN 0.9', 'FOUND MON IN CASE BRASS PIN, DOWN 0.7', 'FOUND MON CASE EMPTY', 'FOUND R/R SPIKE', and 'FOUND TACK/LEAD (TYP)'. A 25' ROW is indicated along NE 64th St.

STEEP SLOPE/BUFFER DISCLAIMER:

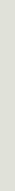
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

CONTROL MAP

N.T.S.

Terrane

10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



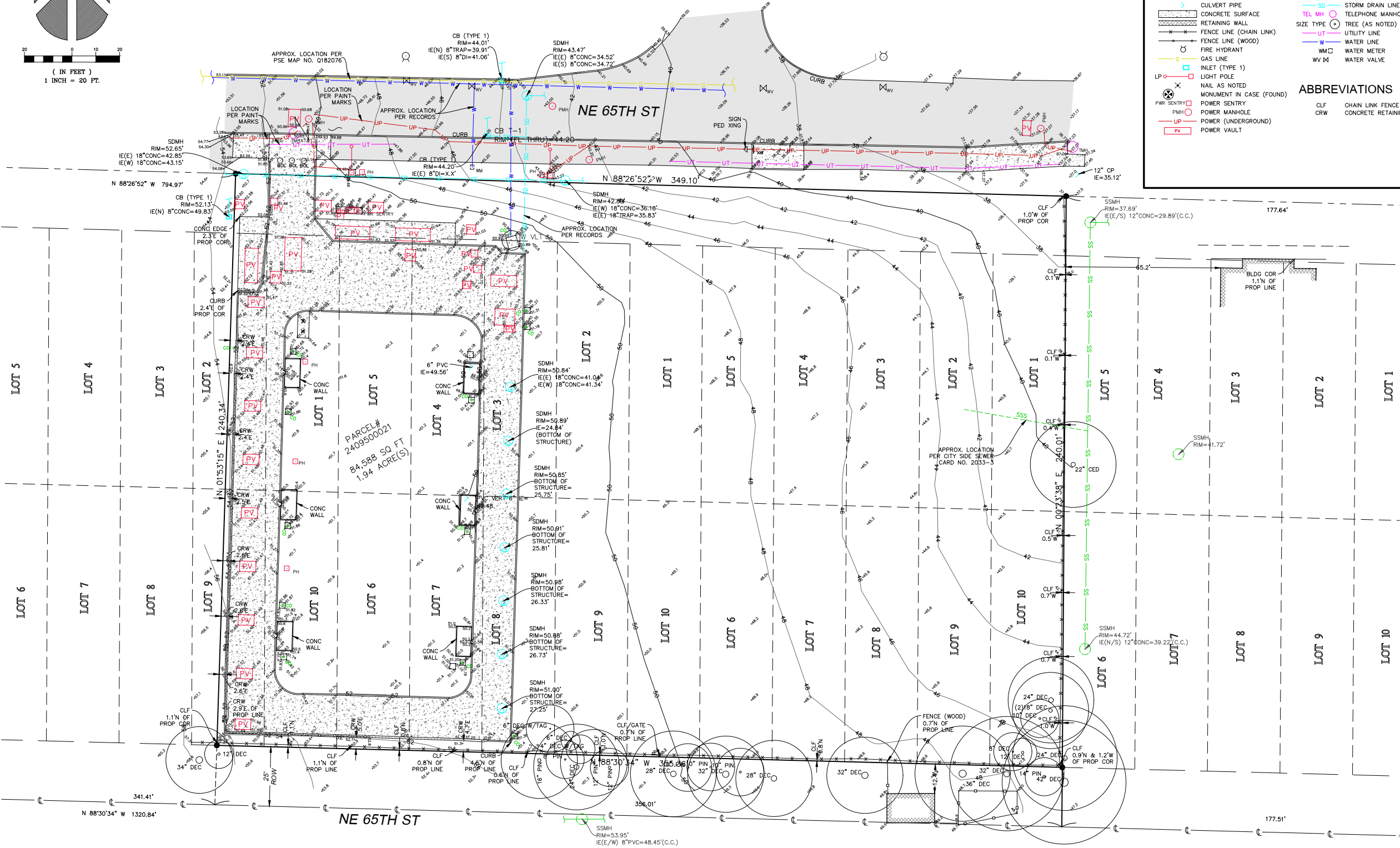
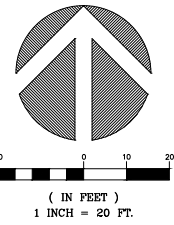
11/15/13

JOB NUMBER:	191143
DATE:	11/15/19
DRAFTED BY:	JPH
CHECKED BY:	VVB
SCALE:	N.T.S.
REVISION HISTORY	
SHEET NUMBER	
1 OF 2	

Low Income Housing Institute (LIHI)

1/6/20

TOPOGRAPHIC & BOUNDARY SURVEY



LEGEND

ASPHALT SURFACE	REBAR & CAP (SET)
BOLLARD	SEWER MANHOLE
BUILDING	SIGN (AS NOTED)
CENTERLINE ROW	STORM MANHOLE
CLEANOUT	STORM DRAIN LINE
CULVERT PIPE	TELEPHONE MANHOLE
CONCRETE SURFACE	TREE (AS NOTED)
RETAINING WALL	UTILITY LINE
FENCE LINE (CHAIN LINK)	WATER LINE (WOOD)
FENCE LINE (WOOD)	WM WATER METER
FIRE HYDRANT	WV WATER VALVE
GAS LINE	
INLET (TYPE 1)	
LIGHT POLE	
NAIL AS NOTED	
MONUMENT IN CASE (FOUND)	
PMH POWER MANHOLE	CLF CHAIN LINK FENCE
UP POWER (UNDERGROUND)	CRW CONCRETE RETAINING WALL
PV POWER VAULT	

ABBREVIATIONS

CLF	CHAIN LINK FENCE
CRW	CONCRETE RETAINING WALL

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TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF NW 1/4 SEC 11, TWP. 25N, RGE ONE, W.M.
PARCEL NO. 2409500021

SAND POINT COTTAGES
6343 NE 65TH ST
SEATTLE, WA 98115



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
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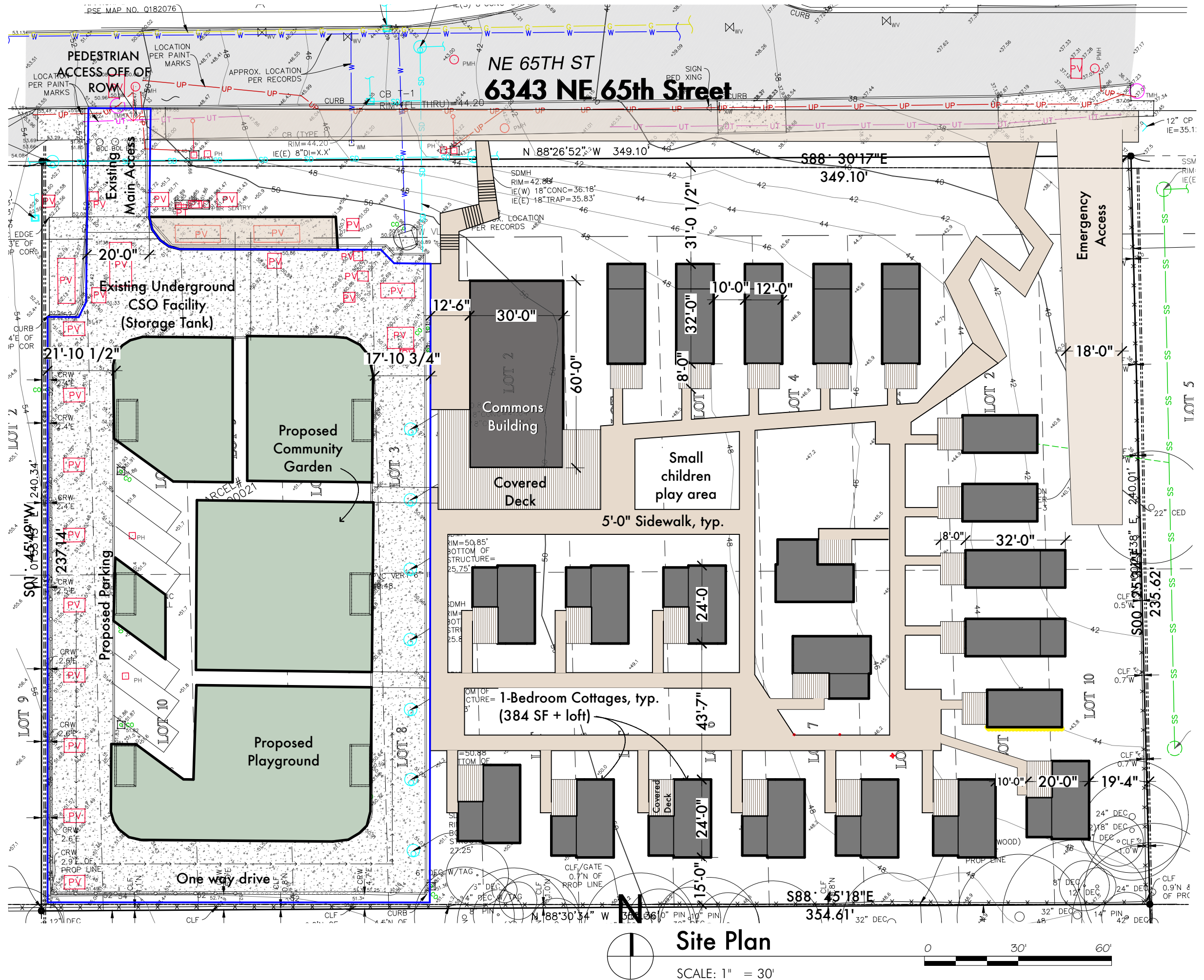
JOB NUMBER:	191143
DATE:	11/15/19
DRAFTED BY:	JPH
CHECKED BY:	VVB
SCALE:	1"= 20'
REVISION HISTORY	
SHEET NUMBER	
2 OF 2	

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Low Income Housing Institute (LIHI)
Sand Point Cottage Community
6343 NE 65th Street - Seattle, WA 98115

EDG
Survey
2-04
1/6/20



Site Plan

SCALE: 1" = 30'

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Low Income Housing Institute (LIHI)
Sand Point Cottage Community
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EDG
Site Plan
3-01
1/6/20



Arborist Report October 31st, 2019

Prepared for:
LIHI Sandpoint
Windermere CSO Reduction Project
Magnusson Park
Seattle, Wa 98115

Prepared by:
Seattle Tree Consulting
Douglas Smith (Certified Arborist PN 6116-A/TRAQ)
117 E. Louisa St. #731
Seattle, Wa. 98102
(206)457-5706
doug@seattletreeconsulting.com

Introduction

I was contacted in the autumn of 2019 by Aisaya Corbray. She is working with a group that is in the process of developing a site described by the address on the cover page. She was looking for an arborist report that details the impact that the proposed project would have on the adjacent trees systems. She also asked to have specimens considered Exceptional according to The City of Seattle's Director's Rule to be singled out.

Discussion

I visited the site on October 30, 2019. Ms. Corbray met me at the site and provided a survey map that was drawn by HDR Engineering, Inc. in 2014. It appears as though the trees are accurately located on the map, but there is nothing that indicates the size, identity, or condition of the trees. I did not measure to confirm the exact location of particular specimens with respect to the map, but because there are clear markers near the site (fences, concrete pours, etc.), and open site lines, enough materials have been provided to create an assessment.

There are quite a few Lombardy Poplar (*Populus nigra*), Black Cottonwood (*Populus trichocarpa*), small Ponderosa Pine (*Pinus ponderosa*), Big Leaf Maple (*Acer macrophyllum*), and Western Red Cedar (*Thuja plicata*), on or near the site. I did not construct a complete inventory of the trees near the site, but I did visually assess the group of trees near the project. I will discuss them in three groups: Trees near the southeast corner of the project, trees near the southern border of the project, and trees near the southwest corner of the project.

Determining the impact of construction damage on trees is a matter of determining the size and location of the critical root zone (CRZ). This is a radius that is typically centered over the root flare of the tree. It can be determined by standing underneath the longest limb and measuring back to the trunk (drip line), and it can also be determined by extrapolating 1' radius/1" DBH of an individual tree. Because there are so many Lombardy Poplar near this site, and because that species has a tendency to hold its limbs in a narrow, upright fashion, it is more appropriate to use the DBH to extrapolate the CRZ. With Exceptional Trees, the city will often permit a 33% disturbance of the Outer CRZ of a tree. This means: if a tree has a 20" DBH, its CRZ is a 20' radius. The inner 10' of that can not be disturbed. The outer 10' can have 33% of its area impacted. The entire CRZ of all trees that are near the site should be fenced off with 4' tall rigid fencing and signage indicating that it is a tree protection area should be obvious. This will limit the incidence of compaction near the site and the possibility of mechanical damage.

General Inventory of Tree Health

DBH-Diameter at Breast Height (DBH's of multi-stemmed trees obtained by taking the square root of the sum of the squares of the individual stems), DLR-Drip Line Radius or Limit of Disturbance

Condition Ratings

- 1-Natural structure with good proportions, expected amounts of vigor and deadwood, sound attachments, pedestal in good condition, and adequate root zone
- 2-Acceptable overall structure but in need of minor pruning or cabling to enhance health and safety threshold
- 3-Declining specimen in need of serious corrective work and support or a potential candidate for removal
- 4-Tree is at a critical point and must be reduced to a safe habitat snag or removed

Tree Protection

- For the trees being retained, tree protection fencing should be installed at the outer edge of the drip line or as close to it as is practically possible.
- Fencing should be installed prior to construction activities and remain in place for the duration of the project. Fencing should only be moved temporarily if minor disturbances must occur within the drip line and the fencing should be replaced immediately once that portion of the work is completed.
- The tree protection area is designated to be an area of no impact, no storing of materials, no encroachment and no staging of debris.
- The Drip Line Radius is equal to the CRZ or critical root zone that needs to be protected. The Inner CRZ is 50% of the radius of the DLR and there should be zero disturbance in this zone. A disturbance of up to 20% of the Outer CRZ is permissible provided that any heavy digging equipment works toward the tree, and that any roots encountered that are over 1" in diameter are excavated around with hand tools and cut clean with a sharp saw behind the excavation zone so that the root can bifurcate and continue to grow.

-In the southeast corner of the lot there is a copse of Lombard Poplar. The biggest of which is a 22" DBH LP with a DLR of 22'. All of the trees in this copse are condition 2. There is a lot of deadwood in the canopies and they are not thriving but they could be pruned into being acceptably safe specimens.

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Low Income Housing Institute (LIHI)
Sand Point Cottage Community
6343 NE 65th Street - Seattle, WA 98115

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Tree Report

4-01

1/6/20



Here is a picture of the trees in the SE corner of the lot.

The below photograph is of the southern border. The fence is clearly visible in the picture and on the map.



-Along the Southern border of the lot, there are more LP's, and Ponderosa Pine (biggest of which is 10" DBH). 2 of the LP's across the southern border of the lot are large enough to have Exceptional status in The City of Seattle. The easternmost of the two systems has a 36" DBH and is condition 2. The tree is approximately 90' tall and is located on a map that I have provided to the client and is marked ET#1 (Exceptional Tree #1). The LP to the west of it has a 35" DBH, is also 90' tall, and is marked ET#2. On the drawing that I was provided there is a section of dotted lines that bumps out toward the north, just east of the concrete path, along the southern border. This bumped out section contains two Pacific Madrona trees (*Arbutus menziesii*) that are small, but the species is considered Exceptional in the City of Seattle at DBH's of 6" and greater. These two trees are labeled ET#3 (8" DBH) and ET#4 (7" DBH) on the map. Both of these Madrona trees are condition 1. Their entire CRZ's should be protected, DL radii is only 8' for each tree.

-Near the southwest corner of the project, the grading plans angle toward the northwest, coming away from the southern border. There is a LP south of the fence that has a DBH of 32" and is condition 2. It is over 32" DBH and therefore Exceptional (ET #5). West of the SW corner of the site, there is a Western Red Cedar with a 38" DBH. This tree is considered Exceptional in the City of Seattle. It is condition 1, and far enough from the project that it should not be adversely affected but its CRZ should be protected. The grading plan does indicate a disturbance to the CRZ of a cops of Big Leaf Maple near the southwest corner of the site. The plans show the grading plan cutting through the canopy of these trees. All of the trees in this copse are 14" DBH and under, there is nothing Exceptional, and they are young enough to endure the disturbance without any adverse effects. The balance of their root zones should be protected with fencing.



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Photo of the trunk of the Exceptional WRC near the SW corner.



Photo of the maples near the SW corner of the site.



Photo of one of the Exceptional Madronas.

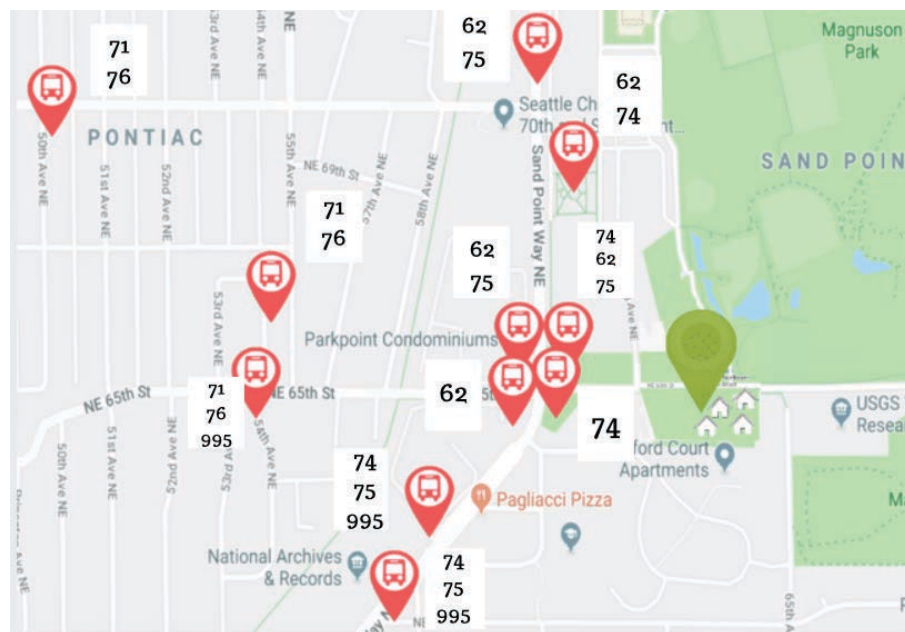
Summary

It appears as though the trees located on or near the site will not impede the proposed development project. There are 6 Exceptional Trees that need to be protected. 3 of these are Lombardy Polar on or just over the south property line. Their CRZ's are equal to 1' / 1' DBH. There are two Exceptional Madrona on the south property line that are juvenile. It will be necessary to avoid the CRZ's of these trees but the radii are small. None of the trees are dead or hazardous at this time.





Aerial Location Plan



Local Bus Lines



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Urban Analysis

5-01

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USGS WESTERN
FISHERIES
RESEARCH CENTER

2-STORY
APARTMENTS, TYP.
UNIVERSITY OF
WASHINGTON



The neighbors directly to the South and East of the site are the Radford Court Apartments owned by the University of Washington and rented out to students. There are 3 apartment blocks 45'-60' from the site's East property line. Between the site's South Property line and the apartment's parking lot is a heavily treed buffer. To the North is 65th and across the street is open space to Magnuson Park, a gravel storage area and diagonally Northeast there is a large parking lot. To the immediate West there is a wooded green space between the site and the further north Radford Court Apartments.

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Urban Analysis

5-02

1/6/20



ON SITE LOOKING NORTH ACROSS NE 65TH ST



CITY OF SEATTLE DETENTION TANK

ON SITE LOOKING LOOKING WEST



ON SITE LOOKING LOOKING EAST

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5-03
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Radford Court Apartments - East of Site



Radford Court Apartments - East of Site



Radford Court Apartments - South & East of Site



Radford Court Apartments - West of Site



Property Address:
6343 NE 65th Street
Seattle, WA 98115

Property Owner:
City of Seattle

Assessor's Tax Parcel #:
240950-0021

Legal Description:
THAT PORTION OF THE EVERGREEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 66, IN KING COUNTY, WASHINGTON, SAID TRACT BEING ACQUIRED BY THE WAR DEPARTMENT THROUGH KING COUNTY SUPERIOR COURT CAUSE NUMBER 388, AND TOGETHER WITH THAT PORTION OF VACATED NORTHEAST 65TH STREET AND UNNAMED STREET IN SAID ADDITIONS AS VACATED BY CITY OF SEATTLE ORDINANCE NUMBER 71498, BOUNDED BY THE FOLLOWING DESCRIPTION, WHICH ATTACHES BY OPERATION OF LAW:
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2 OF SAID EVERGREEN ADDITION; THENCE NORTH 00°48'49" WEST ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 239.39 FEET TO THE NORTH LINE OF SAID ADDITION, BEING THE SAME AS THE SECTION LINE COMMON TO SECTIONS 2 AND 11, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°35'06" WEST ON SAID SECTION LINE A DISTANCE OF 349.10 FEET; THENCE SOUTH 00°41'00" WEST A DISTANCE OF 239.34 FEET TO THE SOUTH LINE OF BLOCK 4 IN SAID ADDITION;
THENCE SOUTH 89°35'06" EAST ON THE SOUTH LINE OF BLOCKS 4, 3 AND 2 IN SAID ADDITION, A DISTANCE OF 355.36 FEET TO THE POINT OF BEGINNING.

Lessee and Project Owner:
Low Income Housing Institute (LIHI)
2407 1st Avenue South - Suite 200
Seattle, WA 98121
Contact: Duke Vivian
dukevivian@lihi.org

Applicant / Architect:
Karen DeLucas
Karen DeLucas Architecture
karen@karendelucas.com
206-799-8748

**Early Design Guidance
Pre-Conference Meeting**
August 7, 2019

Early Design Guidance #: 3034895-EG

Site Area: 84,588 SF (1.94 Acres)

Parking: 6 Stalls on top Stormwater Tank
Parking is reduced per 23.54.015 Table B P– future residents will have incomes less than 30% median income, therefore no parking is required (footnote 1, Table B).

Zoning: LR3 (M) Cottage Housing

Max. Height: For Cottage Housing = 22'

Setbacks: 7' Average, 5' Min. Front; 7' Rear; 5' Side

ECA: None

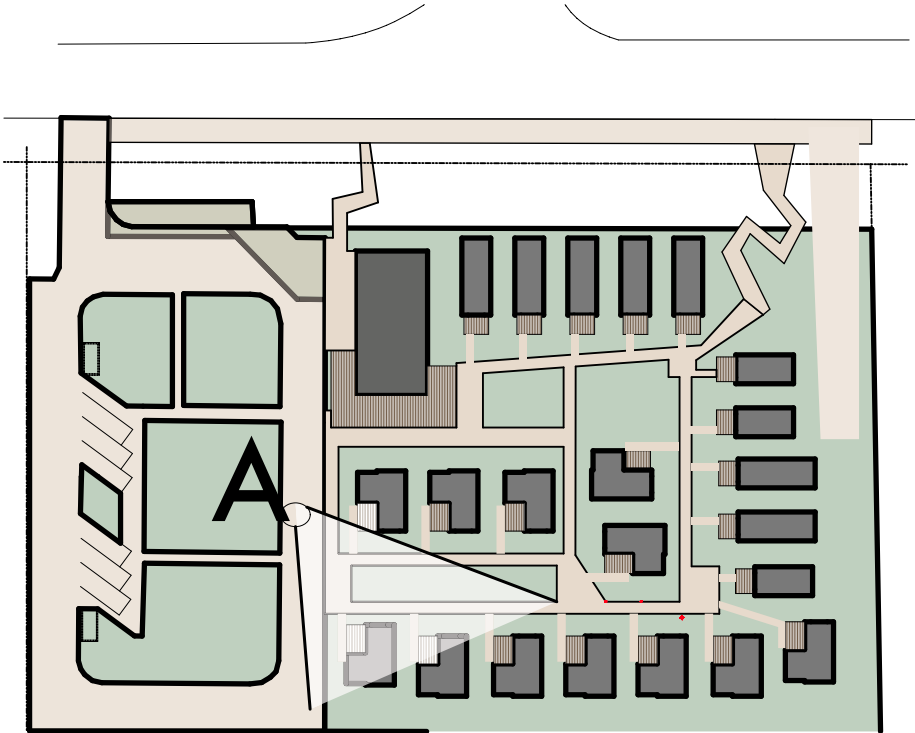
Overlay: Sand Point

SEPA: Seattle Office of Housing issued its Declaration of Non-Significance for this project on September 6, 2019

FAR: 2.3 Allowed

Proposed: 1800 SF Commons Building
864 SF (3) 288 SF Studio Cottages
7296 SF (19) 1- Bedroom Cottages

Total SF: 9960 SF or FAR of .12



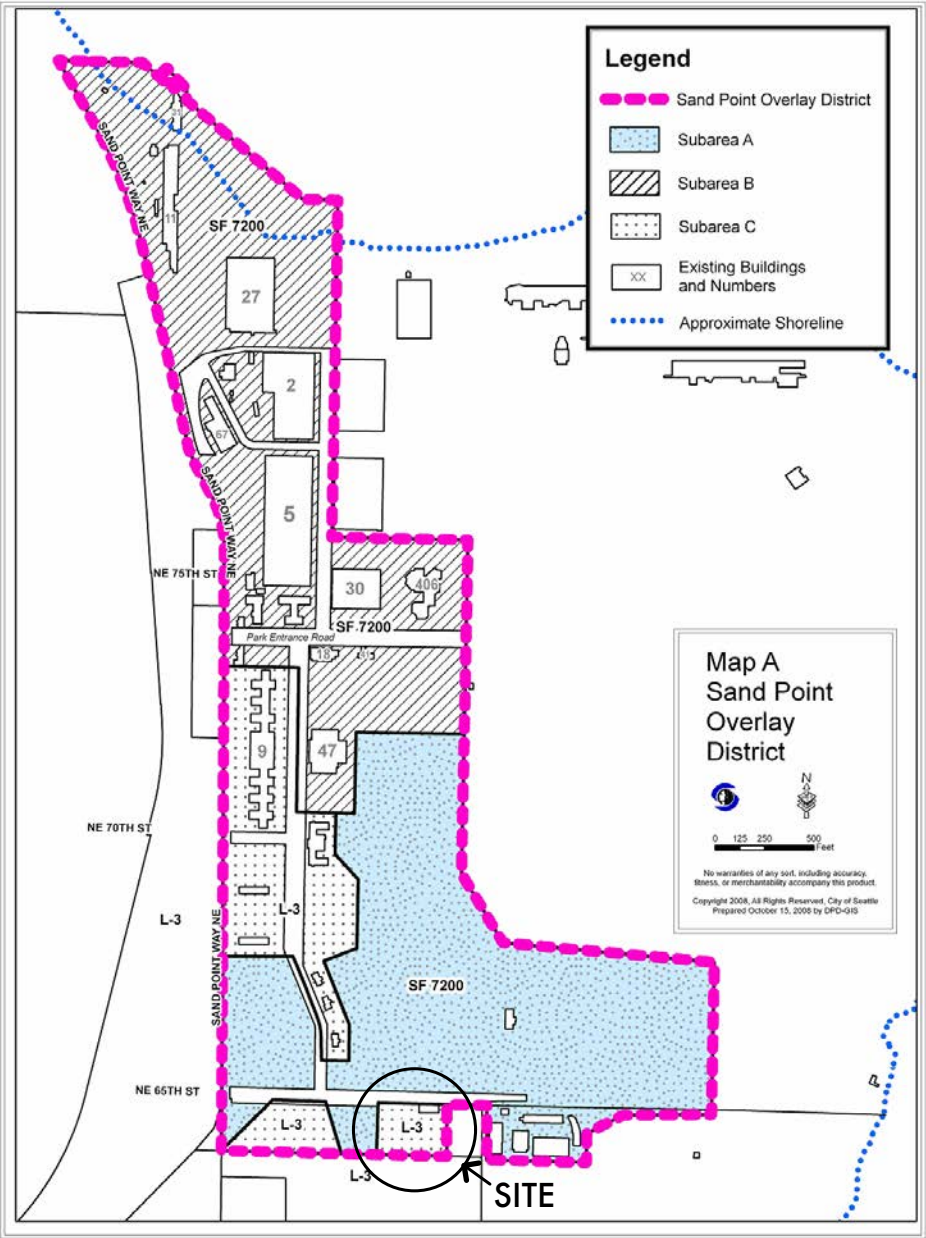
Perspective taken from Point A looking Southeast

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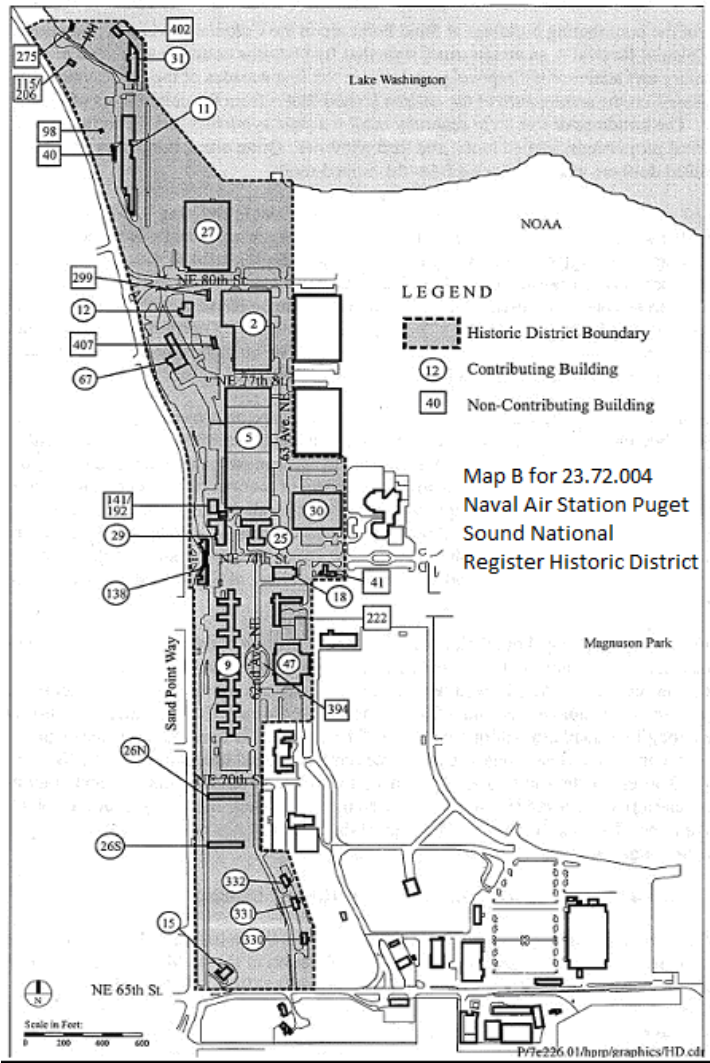


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Map A for 23.72.004—Sand Point Overlay District



Map B for 23.72.004—Naval Air Station Puget Sound Sand Point National Register Historic District

On September 16, 2019, Seattle City Council approved a new ground lease and related actions in support of this project. This included Resolution 31095, which aligns the Sand Point Physical Development Management Plan with the Sand Point Overlay District development standards which are found in Seattle Municipal Code Section 23.72.010.C.

Specifically, SMC Section 23.72.010.C provides:

Density. A maximum of 200 dwelling units may be established within the boundaries of the Sand Point Overlay District. Residential uses provided by the University of Washington, and dwelling units established by Master Use Permit after December 1, 2012 in the LR3 zone, located within Subarea C of Map A of Section 23.72.004 and within a structure identified on Map B for 23.72.004 as a contributing building in the Naval Station Puget Sound Sand Point Historic District, do not count toward the maximum site density established in this subsection 23.72.010.C.

It is our understanding that a number of buildings at Sand Point, such as Building 9, do not count towards the 200 unit maximum because they were established by MUP after December 1, 2012 in the LR3 zone and are “contributing buildings”. As such, we believe that there is still ample capacity for the 20-25 cottages within the 200 unit maximum.

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CS1

Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.
2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.
3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

Creating multiple courtyards and the cottages only being 1-1/2 stories allows for the sun and wind to reach each of the cottages throughout the day. Each cottage has at least 10' separating it from each other allowing for it's own natural ventilation through operable windows and providing lots of natural daylighting. Roof overhangs help with shading as well as the stand of trees to the south.

C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.
2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

Working with the gradual slope of the site, the cottages will step down between 6" to 1' from each other going West to East while also maintaining an accessible concrete walk.

D. PLANTS AND HABITAT

1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

E. WATER

2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.

There are a number of trees at the South propertyline which will be maintained as well as the planting of native plants along the East and South propertylines. The garden courtyards will also incorporate bioswales to create a natural habitat for native birds. Existing native plantings along the North propertyline will be maintained as much as possible during construction.

CS2

Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.
2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

The cottage form used is a traditional almost iconic look of what a house looks like. The gable roof and front porch is represented throughout Seattle and is immediately recognized as a home. Pine Street Cottages is an example of a similar development that was created as worker housing in 1916.

The overall design intent is to create a strong sense of community within the development while also maintaining individual privacy. The cottages "nest" with one another, meaning there is an open side with more windows and entry porch and a closed side that has a high window for light, but too high to see into. Each cottage has a front porch and a side yard. There is a procession of space going from the public courtyards and walks up the private walkways to the semi-private porches to the privacy of the home.

The Commons building will be the main face of the community with 5 cottages along the North propertyline. The repetition of form will have a rhythm along the street that is represented in many older neighborhoods in Seattle.

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PL1

Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

A. NETWORK OF OPEN SPACES

1. **Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

2. **Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

B. WALKWAYS AND CONNECTIONS

1. **Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

All of the courtyards are interconnected with accessible walkways. There are garden courts and paved nodes where benches will be placed. A children's play area is protected by the Commons Building and surrounded by the neighboring cottages. Each cottage will have its own front porch that faces the public walk/courtyard which will enable chance conversations with neighbors.

The Northwest existing drive entry is on grade with the street and there will be two more staired entries that address the slope and create opportunities to open out to the existing sidewalk and relationship to the park.

C. OUTDOOR USES AND ACTIVITIES

1. **Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
3. **Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety. These may include:
 - a. seasonal plantings or displays and/or water features;
 - b. outdoor heaters;
 - c. overhead weather protection;
 - d. ample, moveable seating and tables and opportunities for outdoor dining;
 - e. an extra level of pedestrian lighting;
 - f. trees for moderate weather protection and shade; and/or
 - g. 24-hour wi-fi service.

There are a variety of outdoor spaces including the use of the middle of the underground stormwater tank as a playground and community garden. The other courtyards are either planted garden spaces surrounded by accessible walkways or paved nodes with benches. The Commons Building has a large wrap around porch which will have tables and chairs. The drive around on top of the tank will be little used by cars and therefore a great place for older kids to use bicycles or other wheeled activities.

The Commons Building as well as all of the cottages have a covered outdoor porch/area enabling residents to be outdoors even in our rain. This protected outdoor area will enhance year round community engagement as well as having the community Commons Building for indoor community interaction.

Having Magnuson Park as the larger "backyard" is a unique opportunity that provides close access to a variety of outdoor experiences.

PL2

Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A. ACCESSIBILITY

1. **Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

All walkways will be accessible, the Commons Building will be accessible, and there will be sloped walks up to each of the porches enabling ease of access to the slightly elevated from grade cottages.

B. SAFETY AND SECURITY

1. **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
2. **Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

All of the cottages have eyes on the courtyards in front of them. The porches and windows that face the courtyards provide for resident surveillance of the common areas. Plenty of lighting will be throughout the courtyards and individual homes will have a porch light and walk light.

C. WEATHER PROTECTION

1. **Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.
2. **Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.
3. **People-Friendly Spaces:** Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade.

All of the cottages have covered front porches, gutters, and downspouts. The Commons building will have a wrap around covered porch which will be a fun place to gather with other residents.



PL3

Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

Each cottage has it's own private walkway up to their own private porch to their front door. Providing room sized porches allows individuals to be outdoors and apart of the community while maintaining a sense of security and comfort of being in their own space.

B. RESIDENTIAL EDGES

1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

While the community will have a friendly face with the Commons building facing the street, there is a sense of protection and security as the cottages surround the common areas with windows and porches looking out.

There is a procession of moving through the courtyards going from the more public Common areas to the semi public walks, to the private sloped entry walks to the slightly elevated porches to the private home. Having all the homes front the courtyards enables more eyes on the courtyards and creating not just a sense of community but one of security as well.

PL4

Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. ENTRY LOCATIONS AND RELATIONSHIPS

1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

B. PLANNING AHEAD FOR BICYCLISTS

2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

The main entry point for pedestrians and cars is at the Northwest corner at the existing entry to the top of the tank. This also leads to further west bus stops. All walks will be accessible and therefore bikeable or at least walking the bike to either the individual home where porches will have hooks and/or a shared bike storage in the Commons Building.

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DC2

Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

1. **Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

2. **Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

D. SCALE AND TEXTURE

1. **Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

2. **Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

The Commons building will be the largest building, but it will still be only 1-1/2 stories with a large wrap around porch that brings down it's scale and offers year round protection. The small scale of the cottages is in itself a human scale. Trim around the windows, the use of cedar siding, and the porches all give texture and richness to the homes. The walks will also be lined with perennials and native plantings to give added texture and interest to the community.



Above is Danielson Grove in Kirkland. Karen DeLucas was the Project Manager for this project when working for Ross Chapin Architects

A. BUILDING-OPEN SPACE RELATIONSHIP

1. **Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

B. OPEN SPACE USES AND ACTIVITIES

1. **Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

2. **Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

4. **Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

C. DESIGN

3. **Support Natural Areas:** Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.

The design of this cottage development is all about fostering a sense of community among the neighbors who live here. All of the residents will be transitioning from homelessness to living in community. Walking from the common areas to the individual homes there will be opportunities of chance informal interaction between neighbors. The common areas are all interconnected by walkways lined with plantings. Having room-sized front porches facing the courtyards will enable a resident to be in a semi-public space of their own. Feeling protected within a community environment. There are multiple commons areas for different kinds of interaction. The Commons building will be a place for large gatherings of neighbors. The small kids play area is surrounded by the Commons building and cottages. Smaller paved nodes will have benches for conversations between neighbors and each cottage has it's own private side yard. There will also be a community garden above the Stormwater tank as well as a larger kids play area.

DC3

Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

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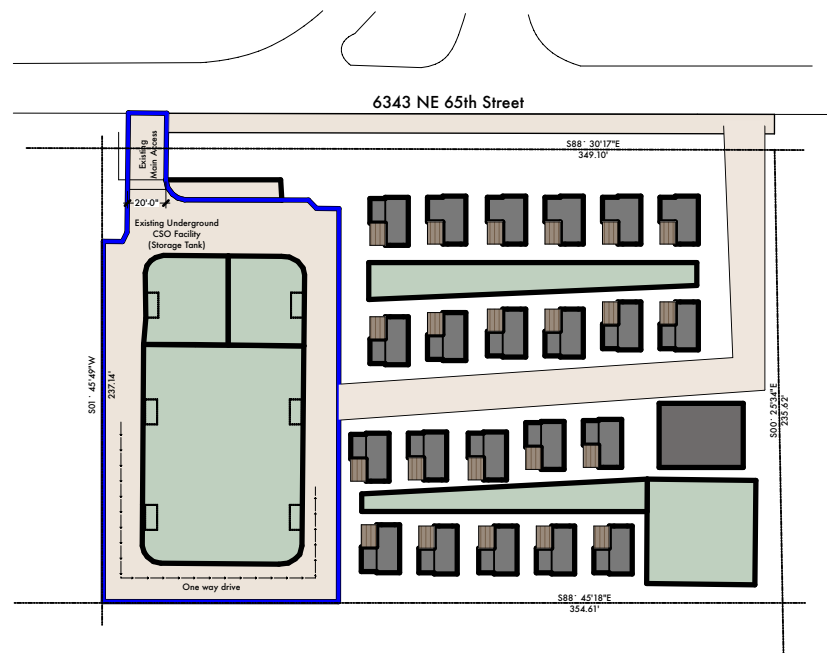
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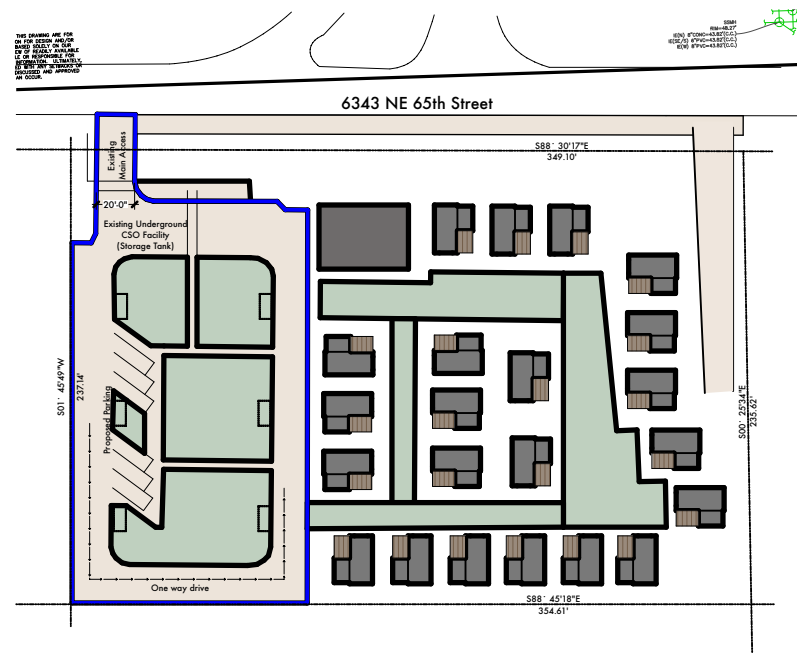


SCHEME A

22 Units + Commons Building

An earlier scheme had a driveway access bisecting the site and the cottages in 2 clusters. The commons building was placed in the Southeast corner having a "front" facing the driveway.

This layout has a more sterile, barrack housing feel. The open ended curtyards are not as intimate as later schemes.



SCHEME B

23 Cottages + Commons Building

Removing the bisecting driveway allows for a more cohesive community. The Commons building was moved closer to what will be the entrance. This also helps to block some mechanical noise from the Combined Sewer Overflow Tank ventilation system. This scheme uses the same building plan for all of the cottages.

Dialogs and agreements with SPU have allowed the use of the top of the Overflow Tank to be used by the residents for parking, a playground, and community garden.

One of the issues with this scheme is the openness of the courtyards. Having smaller defined courtyards for this community like the preferred scheme is more intimate and secure.



PREFERRED SCHEME

22 Cottages + Commons Building

The Commons building was enlarged and a large wrap around porch was added. This will be the main welcoming face of the community. Another cottage plan was developed to enable more flexibility on site arrangement. Each cottage has an open and closed side and the buildings are nested so that privacy is addressed. Since the cottages 'nest' the renter of one cottage can use the entire side yard up to the neighboring cottage.

More cottages to the north allow for long views out across the park from the loft and more south facing porches. This layout also allows for a protected children's play area near the commons and a variety of different open spaces.

The site slopes down to the east property line and each of the cottages will gradually step down. Walkways will be gradual and ramps provided up to the individual porches.

The Southwestern most cottage was moved North away from the exceptional madrona tree.

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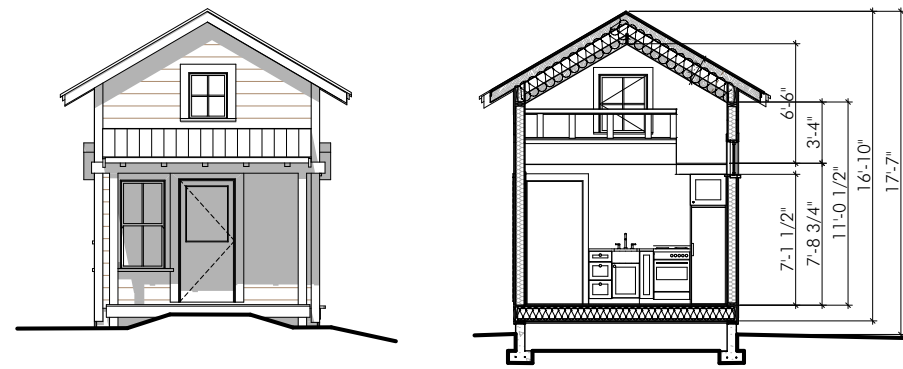
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3 Schemes

8-01

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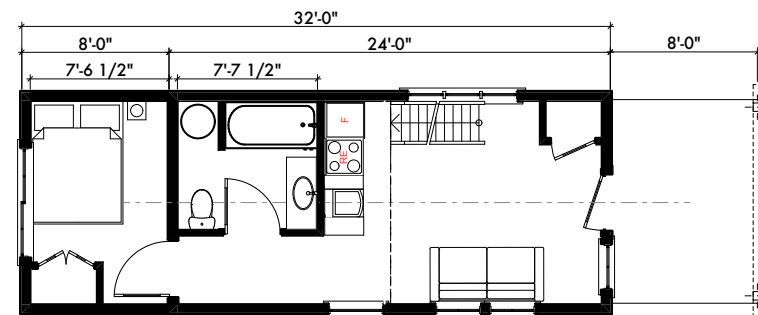


③ Elevation

SCALE: 1/8" = 1'-0"

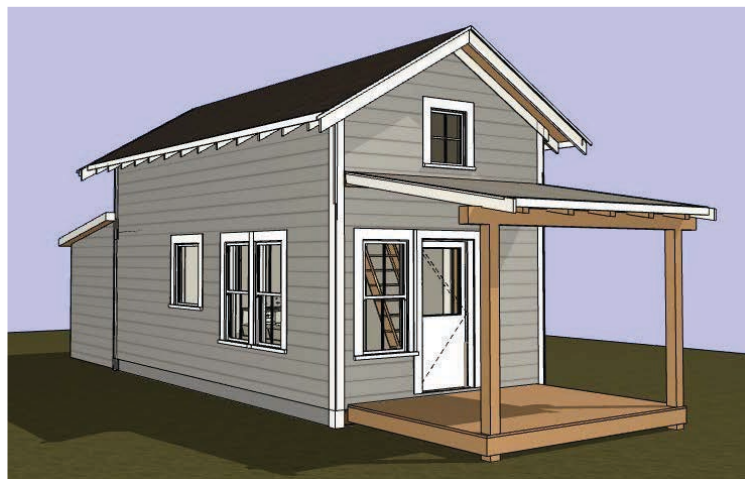
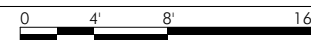
② Section

SCALE: 1/8" = 1'-0"



① First Floor Plan

SCALE: 1/8" = 1'-0"



LIHI Cottage - L

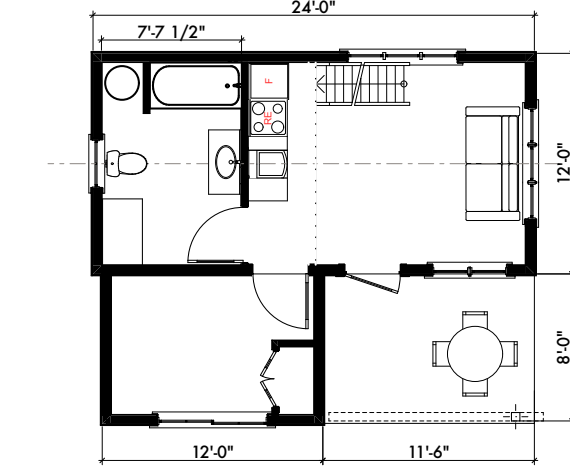
SCHEMATIC 2.0

7/10/19



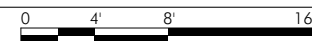
Karen DeLucas
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① First Floor Plan

SCALE: 1/8" = 1'-0"



② Section

SCALE: 1/8" = 1'-0"



LIHI Cottage - S

SCHEMATIC 2.0

7/10/19



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Looking at 2 different plan options depending on site layout. Our goal is to have the structure built in 3 parts offsite by students in pre-apprenticeship programs around Western Washington. The bottom, loft/roof, and bedroom will be framed, sheathed, windows installed, sided and trimmed, then brought to the site to be placed on foundations and finished.

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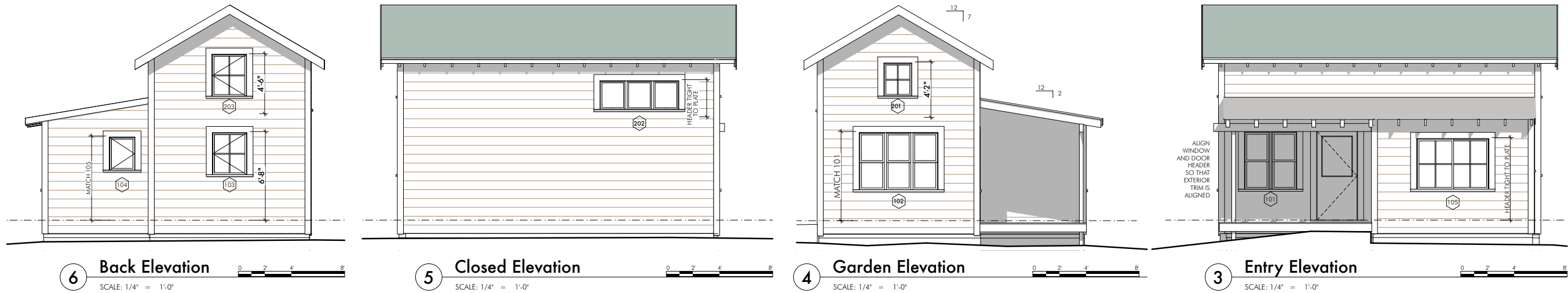
Low Income Housing Institute (LIHI)
Sand Point Cottage Community
6343 NE 65th Street - Seattle, WA 98115

EDG

Cottage Plans

8-02

1/6/20



BUILDING SYSTEMS

ROOF SYSTEM

ASPHALT COMPOSITION ROOFING
SYNTHETIC UNDERLAYMENT
PLYWOOD SHEATHING PER STRUCTURAL
PARALLEL CHORD TRUSSES PER PLAN W/ 2X6
TOP CHORD, TIE TO TOP PLATE W/
SIMPSON H1, U.N.O.
R49 (MIN.) BATT INSULATION (14")
5/8" GWB
VAPOR BARRIER: PVA SEALER (HEAVY COAT FOR
1.0 PERM RATING)
PAINT PER SCHEDULE

WALL SYSTEM

CEDAR SIDING
HOUSEWRAP AIR INFILTRATION BARRIER
PLYWOOD SHEATHING PER STRUCTURAL
2X6 STUDS @ 16" O.C.
5 1/2" BLOWN-IN FIBERGLASS (R23) B.I.B.S.
SYSTEM PREFERRED
1/2" GWB W/ PVA SEALER FOR 1.0 PERM RATING
VAPOR BARRIER; PAINTED

FLOOR SYSTEM

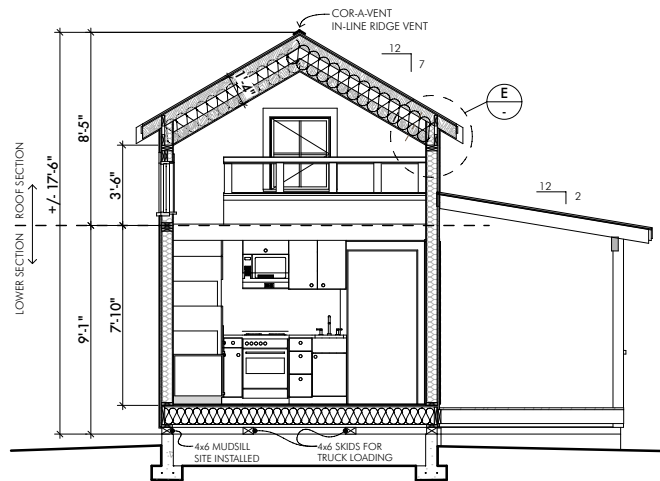
LUXURY VINYL PLANKS
3/4" CDX T&G, GLUED & NAILED
9 1/2" ENGINEERED JOISTS (OR 2X10) @ 16" O.C.
R-38 HIGH DENSITY BATT INSULATION

LOFT FLOOR SYSTEM

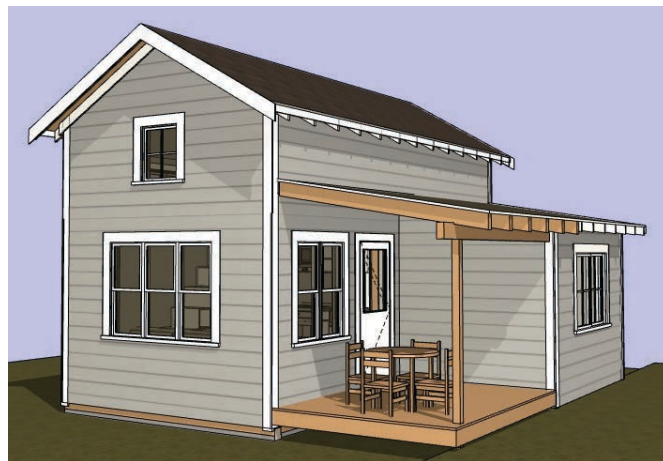
3/4" CDX T&G, GLUED & NAILED
2X8 @ 16" O.C.

FOUNDATION SYSTEM

2X6 PT SILL OVER STYROFOAM SILL SEAL PAD
8" CONCRETE STEM WALL
8" X 16" CONCRETE FOOTING
REINFORCING AND HOLD-DOWNS PER
ENGINEERING



Section A-A
SCALE: 1/4" = 1'-0"



PLAN NOTES:

- 1) AT EACH PHASE OF THE WORK, VERIFY ALL RELEVANT DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
- 2) NOTE THAT CONTRACTOR IS RESPONSIBLE FOR LOCATION OF HOLD DOWNS.
- 3) WHERE DIMENSIONS ARE NOT SHOWN FOR DOORS, LOCATE ROUGH OPENINGS SO THAT INTERIOR TRIM IS TIGHT TO FINISH DRYWALL.
- 4) FLASH ALL DOOR AND WINDOW HEAD TRIM.
- 5) U.N.O., GROUPED WINDOWS TO BE SEPARATED BY (2) 2X4 STUDS.
- 6) CONFIRM DOWNSPOUT LOCATIONS ON SITE BEFORE INSTALLATION
- 7) U.N.O., ALL CASED OPENINGS TO MATCH CASED OPENING HEIGHT OF INTERIOR DOORS

WHOLE HOUSE FAN

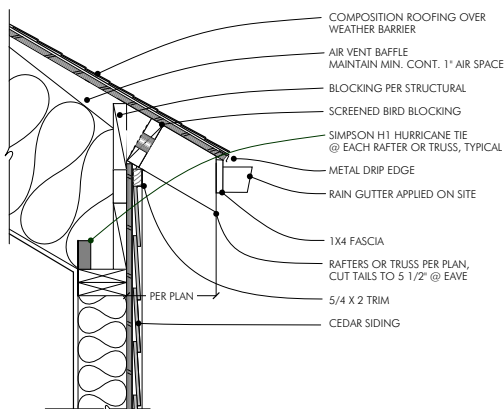
PANASONIC WHISPERGREEN SELECT 50-80-110" OR COMPARABLE WHOLE HOUSE FAN WITH A MAX. 0.35 watts/cfm. WHOLE HOUSE FAN TO HAVE EITHER CONTINUOUS VENTILATION OR INTERMITTENT VENTILATION VIA A 24-HR CLOCK. MIN. 50 CFM. FRESH AIR VENTS PROVIDED IN WINDOWS.

DOOR SCHEDULE						
Door #	Location	Width	Height	Thickness	Type	Notes
D1	ENTRY	3'-0"	6'-8"			
D2	BEDROOM	3'-0"	6'-8"			
D3	BATHROOM	3'-0"	6'-8"			

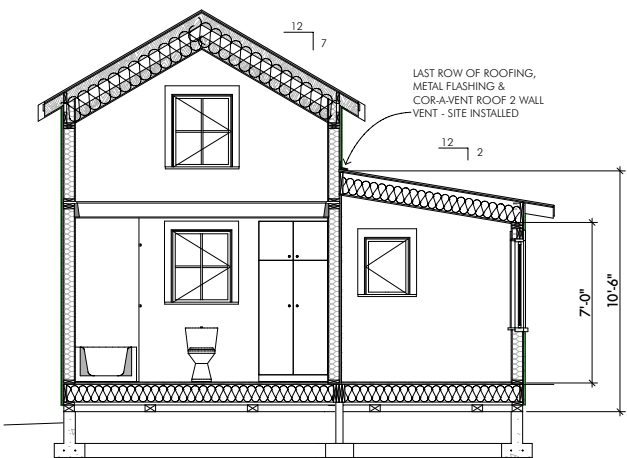
WINDOW SCHEDULE ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR OF .30 OR LOWER AND TO BE NFRC CERTIFIED.									
#	Location	Description	Features			RO WIDTH		RO HEIGHT	SF
			Lites	Egress	Tempered	ft in	ft in		
101	ENTRY	2 - SINGLE HUNG	1 OVER 1		X	4'-0"	4'-6"	18,000	
102	LIVING	3 - SINGLE HUNG	1 OVER 1		X	6'-0"	4'-6"	27,000	
103	BATHROOM	CASEMENT	4			2'-8"	3'-4"	8,889	FRESH AIR VENT
104	BEDROOM	CASEMENT	1			2'-2"	2'-8"	5,333	FRESH AIR VENT
105	BEDROOM	SLIDER	4 EA. SIDE	X		5'-6"	4'-0"	22,000	
201	LIVING ROOM UPPER	PICTURE	4			2'-2"	2'-8"	5,778	
202	LIVING ROOM UPPER	FIXED/SLIDING	1 EACH			6'-0"	2'-4"	14,000	FRESH AIR VENT
203	LOFT	CASEMENT	4	X	X	2'-8"	3'-4"	8,889	FRESH AIR VENT

WINDOW NOTES

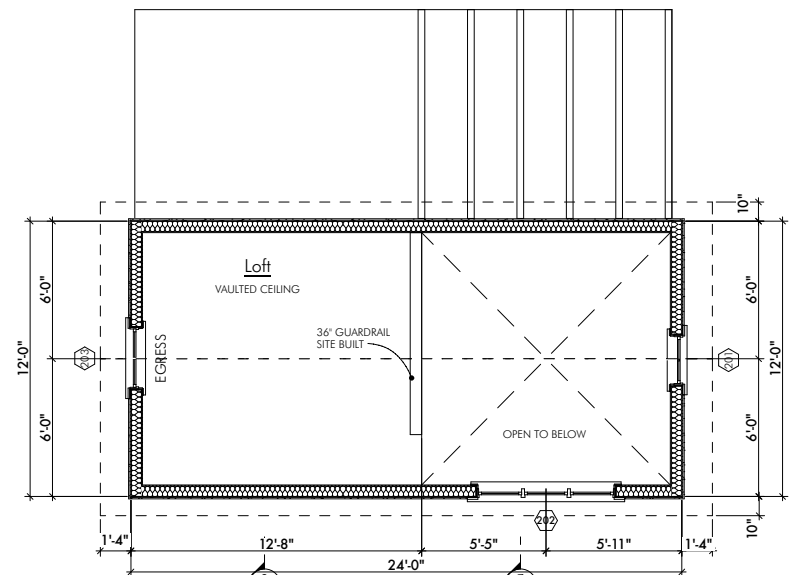
1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR PRECISE DIMENSIONS OF ROUGH OPENINGS AND INSTALLATION INSTRUCTIONS.
2. REFER TO ELEVATIONS FOR ORIENTATION OF WINDOW OPERATION, HEADER HEIGHTS, AND GRID PATTERN.
3. VERIFY COMPLIANCE WITH CODE REQUIREMENTS FOR TEMPERED GLASS.
4. PROVIDE FRESH AIR INTAKE VENTS IN ALL HABITABLE SPACES.
5. VERIFY WITH MANUF. THAT WINDOW MEETS EGRESS REQUIREMENTS.
6. FOLLOW AAMA STANDARDS FOR PROPER WINDOW INSTALLATION.
7. NFRC CERTIFIED PRODUCTS DIRECTORY (CPD) STICKERS TO BE LEFT ON WINDOWS UNTIL CONFIRMED BY INSPECTOR.



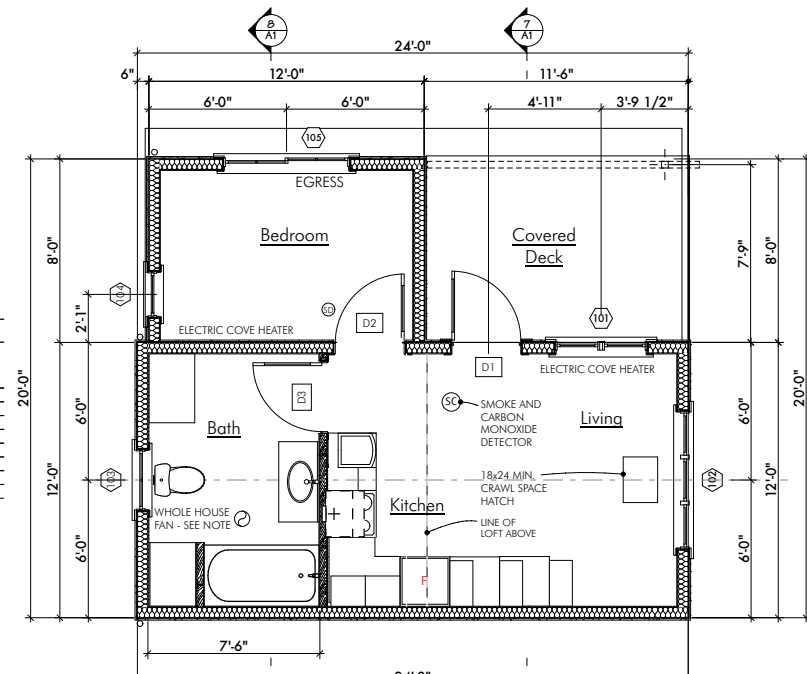
Eave Detail
SCALE: 1/4" = 1'-0"



Section B-B
SCALE: 1/4" = 1'-0"



Loft Floor Plan
SCALE: 1/4" = 1'-0"



Main Floor Plan
SCALE: 1/4" = 1'-0"

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Detailed Plan

8-03

1/6/20



Historic Pine Street Cottages - Central District, Seattle



Historic Bungalow Court Cottages - Central District, Seattle



Cottage designed based on this previous home I designed as a backyard cottage



Historic Pine Street Cottages - Central District, Seattle



Wyers End - previous work while at Ross Chapin Architects



Wyers End - previous work while at Ross Chapin Architects



Historic Pine Street Cottages - Central District, Seattle



Conover Commons - previous work while at Ross Chapin Architects



Conover Commons - previous work while at Ross Chapin Architects

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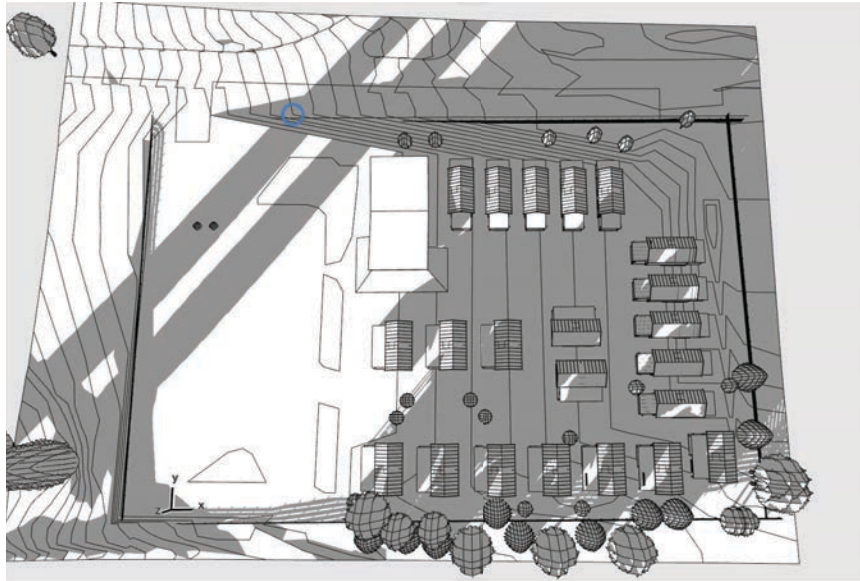
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Precedents

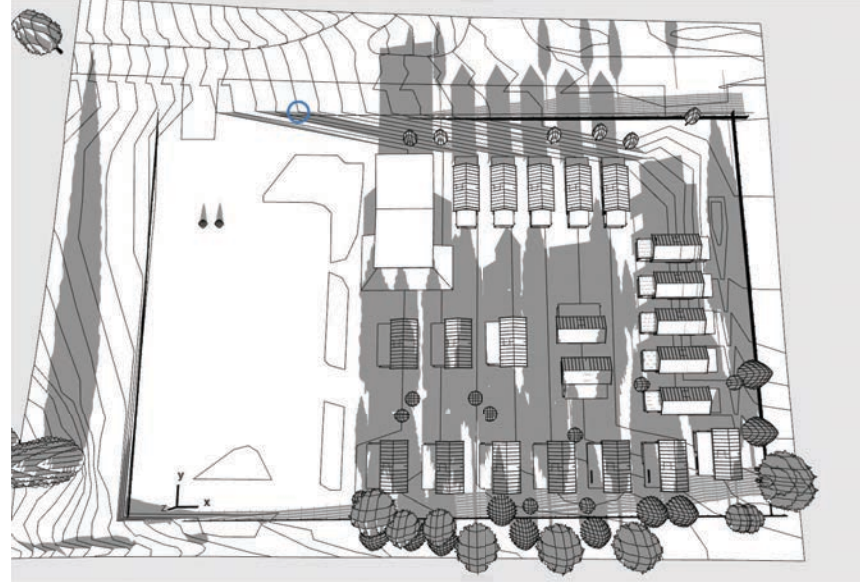
8-04

1/6/20

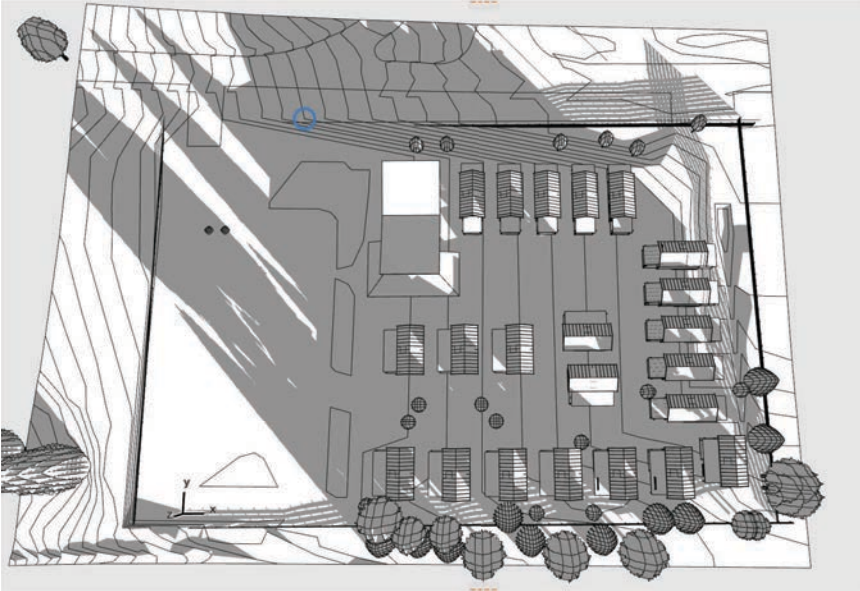
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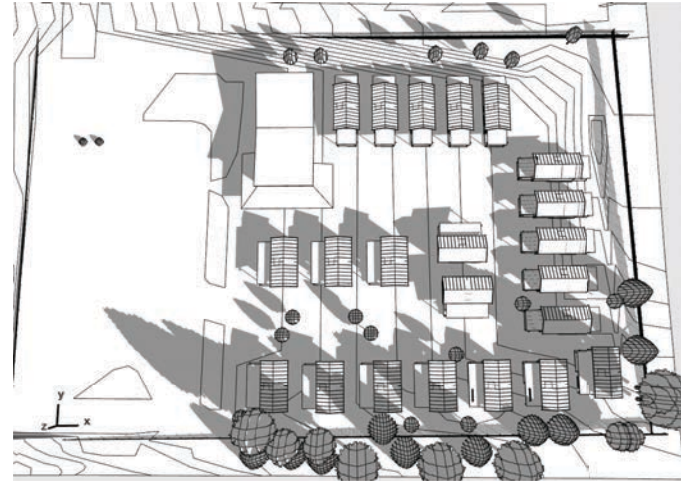
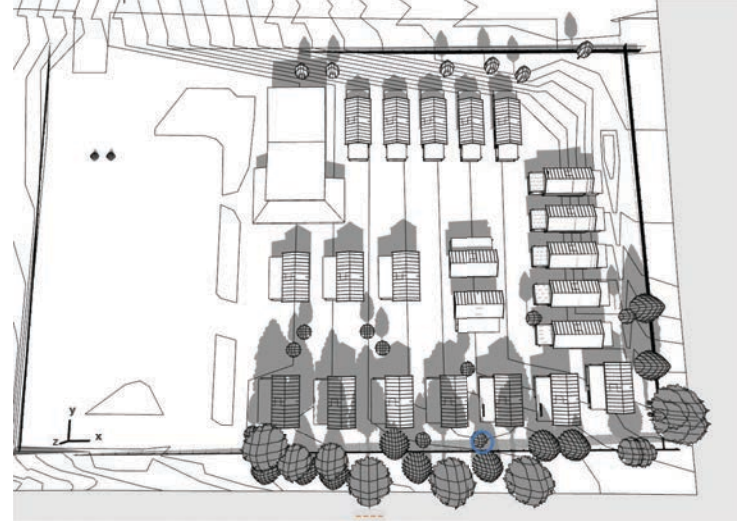
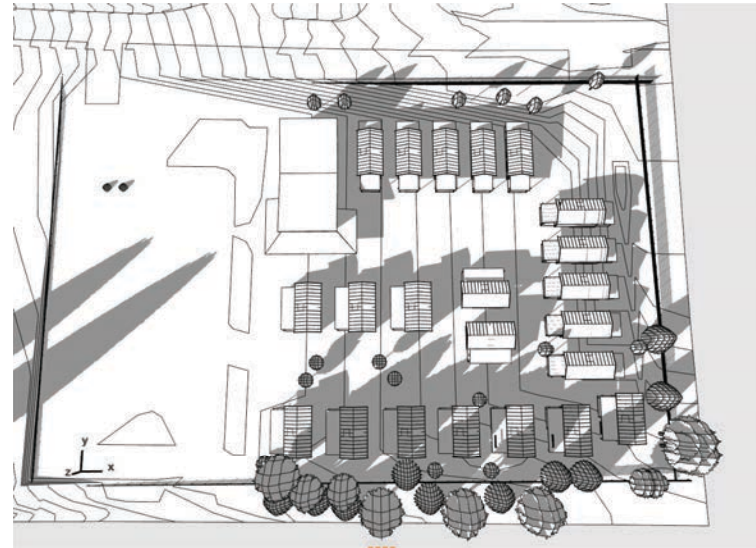
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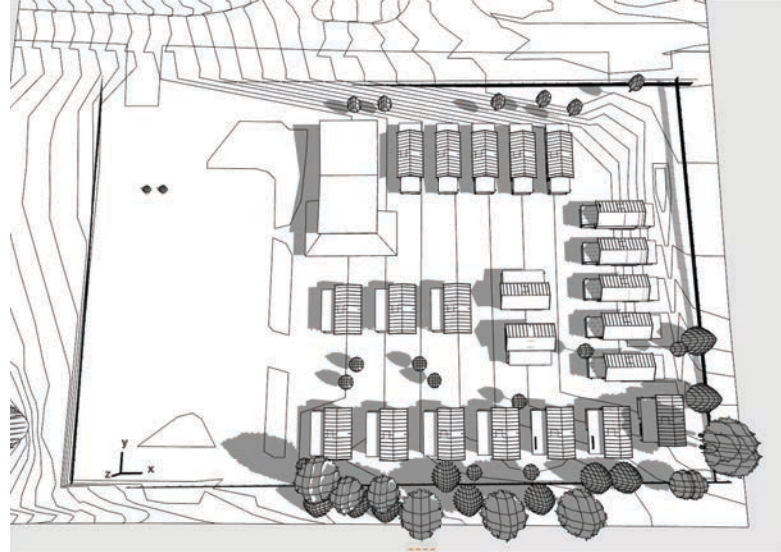
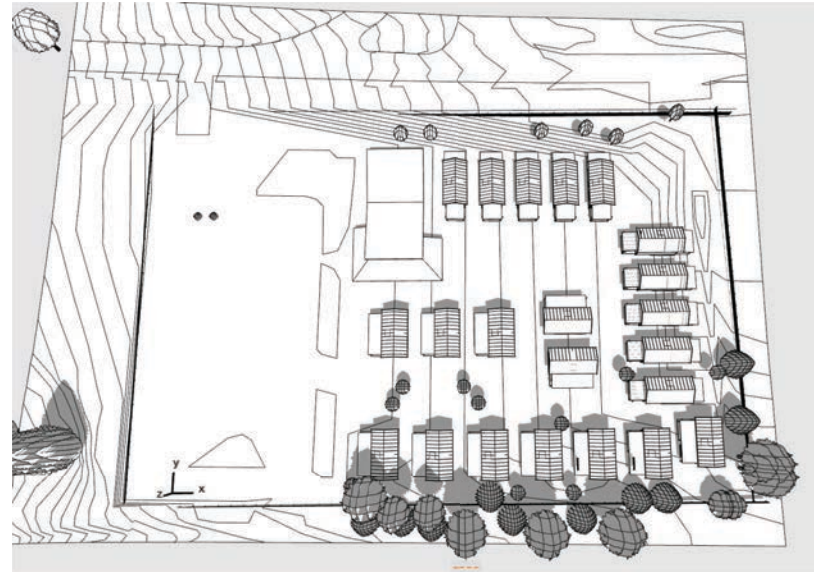
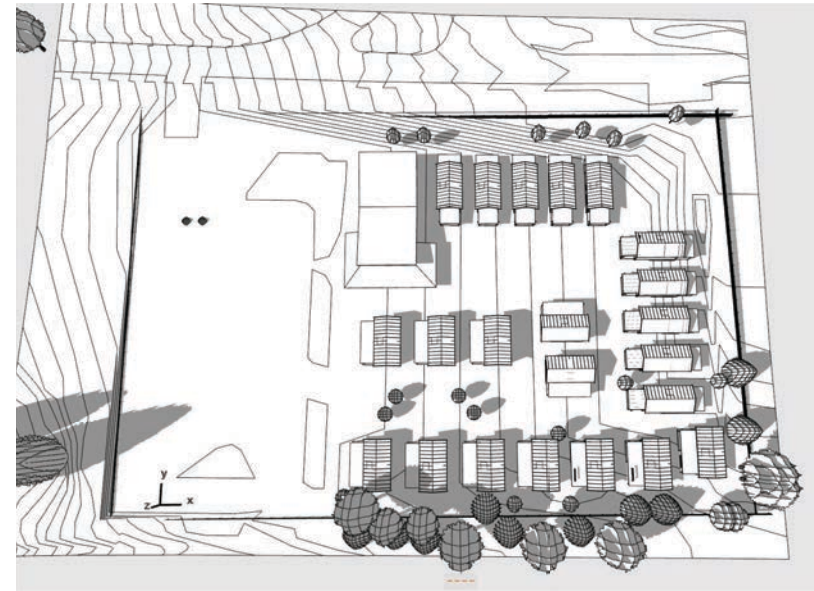
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December 21



June 21



September/March 21

3:00 PM

12:00 PM

9:00 AM

EDG

Sun Studies

8-05

1/6/20

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We are not asking for any departures.